

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 5, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on April 5, 2012 in the State Office Building.

Members Present: Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Members Absent: Edwin S. Greenberg, Chairman

Staff Present: Brian A. Dillon, Director

Vice Chairman Millstein called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF MARCH 29, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of March 29, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 12-086 **Transaction/Contract Type:** RE / License Agreement
Origin/Client: DAS / DAS
Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)

The Board commenced its discussion of the proposed Agreement at 9:37 a.m. and concluded at 9:48 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

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PRB# 12-082 **Transaction/Contract Type:** AE / Amendment
Project Number: BI-2B-256 **Origin/Client:** DCS/DEEP - DCP
Contract: BI-2B-256-ARC
Consultant: TLB Architecture, LLC
Property: DEEP & DCP State Laboratory, Windsor
Project Purpose: Renovation and Expansion to the DEEP & DCP Laboratory
Item Purpose: Contract Amendment #1 to compensate the consultant for expanded construction administration, material testing and inspection services.

Staff reported that the project consists of the construction of a new 7,500 ± GSF building addition at the existing Department of Energy & Environmental Protection (“DEEP”) Facility at 9 Windsor Avenue, Windsor, to accommodate the relocation of DEEP and Department of Consumer Protection (DCP) Laboratory functions from 10 Clinton Street, Hartford and 165 Capitol Avenue, Hartford, respectively.

The existing DEEP Laboratory at 9 Windsor Avenue contains 19,395 GSF (15,300 nusf) and was constructed in 1994 on a 2.0 acre site. The proposed project addition is intended to accommodate new laboratories for DEEP’s Water Bureau and Radiation divisions and DCP Metrology. TLB Architecture Inc. (“TLB”) prepared a Site Analysis, Programming Study and Conceptual Design study for the project in 2009. This document was the basis for the building expansion design and current improvements which are currently ongoing.

Based on the current budget and finalized construction program, TLB has submitted a proposal for Contract Amendment #1 to DCS. This proposal will allow TLB to provide limited expanded CA services for the project which will include but not be limited to 15 hours per week for the first 9 months of construction and then 10 hours per week over the last 3 months. The scope also requires TLB to utilize ProLog, coordinate inspections and complete the required DCS project closeout. The general cost of these additional scope items are as follows:

• Expanded Construction Administration Services	\$83,580
• Materials Testing Services & Inspections	<u>\$24,150</u>
TOTAL	\$107,730

SPRB Staff recommended approval of Contract Amendment #1 for TLB Architecture Inc. to provide expanded CA Services at the DEEP/DCP Lab Renovation Project. DCS has confirmed that funding is available for the project. The maximum basic services guideline rate for this Group C project is rate of 11.00%. The current basic service fee for this project is 7.90%.

PRB# 12-089 **Transaction/Contract Type:** “On-Call”
Origin/Client: DCS /DCS **Contract:** OC-DCS-ROOF-0021
Consultant: ARMM Architecture Associates, Inc.
Project Purpose: New On-Call Contract
Item Purpose: To provide DCS with engineering and consulting services required for buildings under the direct care of DCS. The contract shall embrace the entire spectrum of general roof design and shall encompass existing roofs on all state owned structures, buildings and additions.

SPRB Staff reported that this is the 5th series of On-Call Roof Consultant Service contracts awarded by DPW/DCS since 2002. This is the fifth submittal under this contract; the Board has previously approved the firms of *Martin A. Benassi – Architect, LLC.*, *Hoffman Architects, Inc.*, *Simpson Gumpertz & Heger, Inc.* and *Gale Associates Inc.* under PRB Approvals #11-086 through #11-088 and #12-084 respectively. This review

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memorandum is related to the approval of ARMM Architecture Associates Inc. ("ARMM") as the fifth firm under this contract solicitation.

ARMM Architecture Associates, Inc. ("ARMM") was originally established in 1966 and is located in Cherry Hill New Jersey. The firm has 5 professionals included registered architects and engineers. The overall office staff is comprised of ten individuals. The firm specifically specializes in the design, analysis and audit of structural roofing projects.

ARMM's Architecture Corporation License (ARC.0000461) with the CT State DCP is active. U.S. Specialty Insurance Company Inc. reported that ARMM has had two (2) loss claims reported over the past five years. Both of these claims appeared to occur in 2008/20009 and are currently closed with loss reserves amounting to approximately \$381,000. ARMM scored a total of 482 out of a possible 500 points and was identified as one of the five most qualified firms. SPRB Staff recommended approval of this contract.

OTHER BUSINESS

The Board took the following PRB File Votes in Open Session:

PRB FILE #12-087 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-082. The motion passed unanimously.

PRB FILE #12-086 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-086. The motion passed unanimously.

PRB FILE #12-089- Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-089. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary